

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

In re: Samantha Marie Gaffey f/k/a Samantha  
Marie Roberts  
Debtor

CHAPTER 13

BKY. NO. 17-22760 CMB

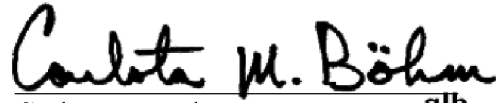
Related to: Document No. 51

**ORDER APPROVING SPECIAL COUNSEL FOR THE DEBTOR**

AND NOW, this 26th day of August, 2020, upon consideration of the Application for Approval of BRANDON KELLER, ESQUIRE as Special Counsel filed at Document No. 51, it is ORDERED, ADJUDGED and DECREED as follows:

- 1 The Application is approved as of the date the Application was filed.
- 2 BRANDON KELLER, and THE LAW FIRM OF SIMON & SIMON, P.C. are hereby appointed as Attorney for the Debtor in this bankruptcy proceeding for the reasons set forth in the Application.
- 3 Professional persons or entities performing services in this case are advised that approval of fees for professional services will be based not only on the amount involved and the results accomplished, but other factors as well, including: the time and labor reasonably required by counsel, the novelty and difficulty of the issues presented, the skill requisite to perform the legal service properly, the preclusion of other employment due to acceptance of this case, the customary fee, whether the fee is fixed or contingent, the time limitations imposed by the client or the circumstances, the experience, reputation and ability of the attorneys involved, the undesirability of the case, the nature and length of the professional relationship with the client, and, awards in similar cases.
- 4 Approval of any application for appointment of counsel in which certain terms of compensation are stated for various professionals is not an agreement by the Court to allow fees at the requested hourly rates or compensation terms. Final compensation, awarded only after notice and hearing, may be more or less than the requested hourly rates/compensation terms based on application of the above-mentioned factors in granting approval by Court Order.
- 5 Applicant shall serve this Order on all interested parties and file a certificate of service

6. Any party-in-interest may file a written objection(s) to the entry of this order on or before September 9, 2020. If any objection(s) is filed on or before September 9, 2020, a hearing will be set. If no objection(s) is filed on or before September 9, 2020, the order shall become final effective September 10, 2020.

Handwritten signature of Carlota M. Böhm in black ink.

Carlota M. Böhm <sup>glb</sup>  
Chief United States Bankruptcy Judge

FILED  
8/26/20 2:50 pm  
CLERK  
U.S. BANKRUPTCY  
COURT - WDPA

**Certificate of Notice Page 3 of 3**  
United States Bankruptcy Court  
Western District of Pennsylvania

In re:  
Samantha Marie Gaffey  
Debtor

Case No. 17-22760-CMB  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0315-2

User: agro  
Form ID: pdf900

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Aug 26, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 28, 2020.

db +Samantha Marie Gaffey, 824 Narrows Road, East Millsboro, PA 15433-1257

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Aug 28, 2020

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 26, 2020 at the address(es) listed below:

Brandon Russell Keller on behalf of Debtor Samantha Marie Gaffey info@kellerlawpgh.com  
Celine P. DerKrikorian on behalf of Creditor Stearns Lending, LLC ecfmail@mwc-law.com  
James Warmbrodt on behalf of Creditor Freedom Mortgage bkgroup@kmlawgroup.com  
Mario J. Hanyon on behalf of Creditor Freedom Mortgage Corporation pawb@fedphe.com  
Office of the United States Trustee ustpreion03.pi.ecf@usdoj.gov  
Ronda J. Winnecour cmecf@chapter13trusteedpa.com

TOTAL: 6